

CHAPTER 1426
~~Ohio Residential Code~~ **Residential Code of Ohio**

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1426.01 CURRENT EDITION.

There is hereby adopted by and for the City of North Royalton, Ohio, the Current Edition of the ~~International One and Two Family Dwelling Code as modified by the City of North Royalton and known as the International One and Two Family Dwelling Code in its entirety as modified~~ **“Residential Code of Ohio One-, Two-, and Three-Family Dwellings”** for which the designation **“RCO”** may be substituted and any modifications or additions thereof adopted by the State of Ohio or **amendments by** the Council of the City of North Royalton.

1426.02 TITLE AND SCOPE OF PURPOSE.

- (a) Title. These provisions shall be known as the residential code for one, two and three family dwellings of the City of North Royalton and shall be cited as such.
- (b) Scope. The provisions of the ~~International Residential Code for one, two and three family dwellings~~ **Residential Code of Ohio One-, Two-, and Three-Family Dwellings** with amendments adopted by the City of North Royalton shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one, two and three family dwellings (townhouses not more than three stories in height with a separate means of egress and their accessory structures when such townhouses are not in conflict with the Ohio Building Code).
- (c) Purpose. The purpose of this code is to provide minimum requirements to safeguard life or limb, health and public welfare.

1426.03 CONFLICT OF LAWS.

In the event of a conflict between any of the provisions of the ~~International One and Two Family Dwelling Code~~ **Residential Code of Ohio One-, Two-, and Three-Family Dwellings** as adopted in Section 1426.01, and a provision of any other technical code adopted by reference by the City, or of any local ordinance or resolution, the stricter standard shall control.

1426.04 AMENDMENTS

The following amendments hereafter become a part of the ~~International One and Two Family Dwelling Code~~ **residential code for one, two and three family dwellings** as if written in the Code itself:

- (a) Front Yard Post Light Required. No occupancy permit shall be granted by the Building Commissioner for the occupancy of any new residential dwelling until a front yard post light, energized by either electricity or natural gas and in operating condition, has been placed on the premises. Electric lights shall be photo cell controlled and contain at least one 100-watt light bulb. A building permit for the construction of the new dwelling shall provide for an inspection of the underground installation to comply with the standards of the City. The location of such post light shall be standardized throughout the street or subdivision of such residential dwelling, insofar as practical, and such location shall be determined by the Building Commissioner. (Adopting Ordinance)

(b) Survey Pins Required. No occupancy permit shall be granted by the Building Commissioner for the occupancy of any new dwelling unless, prior to occupancy, visible survey pins have been accurately placed at the corners of the subplot. Such survey pins shall be so placed only after the completion of finish grading. However, if the dwelling is ready for occupancy, but in the opinion of the Building Commissioner finish grading cannot be immediately completed due to adverse weather conditions, the Building Commissioner may issue a Conditional Occupancy Permit upon obtaining a cash deposit from the builder in the amount of Five Hundred Dollars (\$500.00) to guarantee the placement of survey pins after final grading. At such time, the deposit shall be returned one hundred twenty days of issuance of the Conditional Occupancy Permit.

(c) Location of Utility Lines. In a residential district, no water, gas, storm sewer, sanitary sewer or other underground utility line shall be located under or within three feet of any driveway or sidewalk paralleling such lines. However, when, in the opinion of the Building Commissioner, such condition is unavoidable, premium backfill adequately compacted shall be used in those trenches that are under or within three feet of such sidewalk or driveway. In all cases premium backfill adequately compacted shall be used in utility trenches crossing sidewalks or driveways.

(d) Basement Face Brick Covering Exposed Concrete or Block Walls. No occupancy permit shall be granted by the Building Commissioner for the occupancy of any new dwelling or building unless, prior to occupancy, all exterior exposed foundation walls from one course below finished grade to the building siding are covered with face brick as approved by the Building Commissioner.

(e) Wood Decks and Gazebos.
~~(1) Where unusual conditions may exist, such as heavy loads or decks elevated to an uncommon height, these minimum design loads may be increased.~~
A. Minimum uniformly distributed live loads and minimum concentrated live loads:
1. For decks 36" or less above grade, 60 lbs. per square foot of floor area.
2. For balconies that do not exceed 100 square feet, 60 lbs. per square foot of floor area.
3. For balconies exceeding 100 square feet of floor area, 100 lbs. per square foot of area.
4. For all decks 36" or less above grade with enclosure, 100 lbs. per square foot of floor area.
B. All decks and balconies shall have plans showing the engineered load design when submitted for approval.

~~(2)~~ (1) Wood decks and gazebos shall meet all requirements for property line setbacks in accordance with Section 1270.12 of the Zoning Ordinance and Subdivision Regulations entitled "Yards for Accessory Buildings and Uses".

~~(3)~~ (2) Maximum gazebo height permitted is fifteen feet above finished grade.

(f) Concrete Patios. Concrete patios shall be installed in accordance with applicable provisions of Chapter 1462 of the Codified Ordinances of the City of North Royalton. Patios constructed of materials other than concrete shall be governed by manufacturers' instructions or accepted practices.

(g) Backfill Material. Neither slag nor foundry sand shall be permitted as backfill material. The City may require a contractor to submit for testing, at the contractor's expense, any backfill material. Testing shall be conducted at a laboratory approved by the City.

(h) Accessory Buildings and Detached Garages.
(1) An accessory building shall be constructed upon, and attached to, a layer of concrete at least four inches thick and of at least the same perimeter measurements as the building.

(2) Accessory buildings with 100 square feet or less in area shall be placed on a 4 inch concrete slab on grade. An accessory building between 100 square feet and 200 square feet in area shall be placed on a 4 inch concrete slab with footer depths of 12 inches. An accessory building between 200 and 400 square feet in area shall be placed on a 4 inch concrete slab with a footer depth of 24 inches. All accessory structures over 400 square feet in area shall have a footer depth of 36 inches.

(3) To be considered detached, garages shall be at least twenty feet from any portion of the dwelling unit.

(i) Grading and Draining: Backfill Over Footing Drains. The backfill over footing drains shall be pervious material (washed gravel or limestone but not slag) of the type, size and gradation required for the particular type of drain construction being used, and shall be carried up at least thirty-six inches over drain tile but not closer than twelve inches from the established surface grade. The top twelve inches of backfill shall consist of six inches of impervious (clay) soil, topped with six inches of clayey top soil if the surface is to be covered with lawn or shrubs. If the surface adjacent to the foundation wall is to be paved or have some similar treatment, then the backfill near the top may be a suitable base for such construction.

~~(j) — Work Exempt from Permit. That Section R105.2 entitled "Work exempt from Permit" contained within the International One and Two Family Dwelling Code is hereby deleted from its adoption by reference in this Chapter 1426.~~

~~(k) — Riser Height. The maximum riser height shall be eight and one quarter inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than three eighths inch.~~

~~(l) — Tread Depth. The minimum tread depth shall be nine inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than three eighths inch. Winder treads shall have a minimum tread depth of nine inches measured as above at a point twelve inches from the side where the treads are narrower. Winder treads shall have a minimum tread depth of six inches at any point. Within any flight of stairs, the greatest winder tread depth at the twelve inch walk line shall not exceed the smallest by more than three eighths inch.~~

1426.99PENALTIES.

Whoever violates or fails to comply with any of the provisions of this chapter, including any provision of the ~~International Residential Code~~ **Residential Code of Ohio One-, Two-, and Three-Family Dwellings** adopted in Section 1420.01, is guilty of a misdemeanor of the first degree and shall be fined not more than one thousand dollars (\$1,000.00) or imprisoned not more than six months, or both, for each offense. Unless otherwise provided, a separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.